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**MINUTES OF THE ZONING BOARD PUBLIC
HEARING & REGULAR MEETING ON MONDAY,
FEBRUARY 4, 2013, 7:00 P.M., 4TH FLOOR,
CAFETERIA, STAMFORD, CONNECTICUT**

Present for the Board: Tom Mills, Barry Michelson, Bill Morris and Audrey Cosentini. Present for staff: Norman F. Cole, Land Use Bureau Chief and David Killeen, Associate Planner

Mr. Mills called the meeting to order at 7:10 p.m.

Mr. Michelson moved to change the order of the agenda. Mrs. Cosentini seconded the motion and it passed with the eligible members present voting, 4-0 (Mills, Michelson, Morris and Cosentini).

Mr. Mills asked Corporation Counsel Joe Capalbo to comment on the Letter of Intent.

Attorney Capalbo said he felt comfortable with the language in the Letter of Intent. It does what it needs to do while conveying no interest in the property. LOI simply allows the Zoning Board to proceed to consider the merits of the proposal. If the Zoning Board approves, then the Mayor will negotiate a purchase price and the conveyance would be subject to Board of Reps, Planning Board and Board of Finance approval. The mayor can require approval of any board or commission as he sees fit.

Mrs. Cosentini asked if the parcel was a park?

Attorney Capalbo said that hasn't been determined. A park would require other approvals. If greater than 20,000 s.f., it would require a referendum. If less than 20,000 s.f. it would need $\frac{3}{4}$ Board of Rep approval.

Mr. Michelson asked if the Zoning Board approves does the City have to approve the use of the land. Attorney Capalbo said no and the Letter of Intent expires in June 2013.

Mr. Michelson moved to resume the original agenda. Mrs. Cosentini seconded the motion and it passed with the eligible members present voting, 4-0 (Mills, Michelson, Morris and Cosentini).

PUBLIC HEARINGS

1. **Application 212-27 – YALE & TOWNE SPE, LLC (Y3), 110 Towne Street, Final Site & Architectural Plans and Coastal Site Plan Review (CSPR)**, request approval to construct a new six-story residential building containing 257 units, 338 parking spaces and associated improvements located at 120 Towne Street (Y3) in the SRD-N zone.

Attorney Freeman distributed updated tabulations to the Board Members which included a landscaping plan, zoning compliance of BMR, floor area, unit type and parking.

Victor Mirontschuk, Architect from EDI, presented slides of the building architecture and site plan which had also been presented at the January 28, 2013 Zoning Board Meeting. He discussed bike storage.

Mr. Mills asked how many bikes could be stored? Mr. Mirontschuk said 30 or more. Mr. Mills asked how the tandem spaces would be assigned. Mr. Mirontschuk said they'd be assigned to the two-bedroom units. Mr. Mills asked if the tandem spaces were the only ones they would assign. Mr. Mirontschuk said yes. He added there are no compact car parking spaces. Mr. Mills asked about the on-street parking next to the landscaping and if they plan to hardscape to cross the landscape. Attorney Freeman said no; they tried it but it didn't work. Mr. Cole said that had been required on parcel Y2 and they'll see how it works.

Attorney Freeman talked about the jitney service. BLT will operate this as per the Zoning Regulations. You need density to support a larger jitney service route and they are working with CT Transit. They are unsure when they'll establish a downtown "circulator". They need to analyze demand for the service. Mr. Cole suggested the Applicant look at the original commitment of Harbor Point/Yale & Towne to provide this free public jitney and the routes original proposed. He suggested the City be included in any discussions with CT Transit.

Mr. Mills called for any questions or comments from the Public.

Sandy Goldstein, President DSSD, said at the last meeting that Marty Levine read a letter from Sandy which had been unsigned. She submitted a signed copy of the letter into the record. She referred to the move of retail from parcel Y1 to Parcel Y8. The Zoning Board should reaffirm its commitment to the large format retail and other permitted retail uses. The jitney was intended to bring the South-end to Downtown as well as Downtown to the South-end. The jitney should be a condition of approval.

Attorney Freeman said parcel Y3 doesn't transfer any retail. They've partially implemented the jitney as the initial phase. They think they need about 2000 residential units to support the jitney service to the downtown.

Mr. Mills wanted to see the original jitney route when Harbor Point was approved. He said they'd like BLT and DSSD to propose a jitney route they would support.

Melissa Barnton, Stamford resident, said BLT is getting a grant to buy three 30' busses. How does that affect the jitney? Attorney Freeman said if these funds come through, they will buy two or three more busses.

Ms. Goldstein said the jitney is an obligation of the approval. They should try a pilot for a year and see if there is ridership. Harbor Point GDP said they'd add jitney to Downtown after 1000 units.

Mr. Mills closed the Public Hearing on this Application. He left the record open one week until February 11, 2013, for materials requested from the Board to be added. At 9:55pm, Mr. Mills called a 10 minute recess.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: Nov. 26, 2012, Dec. 3, 2012, Dec. 10, 2012 and January 7, 2013

Due to absent Board Members, Mr. Mills tabled the minutes to the next meeting.

PENDING APPLICATIONS:

1. APPL. 212-16 – YALE & TOWNE SPE, LLC, 110 Towne St, Text change
2. APPL. 212-17 – YALE & TOWNE, SPE, LLC , 110 Towne St, Amended GDP, Final Site & Architectural Plan and Coastal Site Plan Review (CSPR)

Mrs. Cosentini moved to table discussion and vote on these applications until the next meeting. Mr. Michelson seconded the motion and it passed with the eligible members present voting, 4-0 (Mills, Michelson, Morris and Cosentini).

3. APPL. 212-10 – FIRST GARDEN DEVELOPMENT, LP, 1032 Hope Street, Special Exception
4. APPL. 212-11 – FIRST GARDEN DEVELOPMENT, LP, 1032 Hope Street, Site and Architectural Plan Review

The Board discussed the draft motions prepared by Staff. Mr. Michelson moved to approve both applications with conditions changed as discussed. Mrs. Cosentini seconded the motion and it passed with the eligible members present voting, 3-0 (Mills, Michelson, and Cosentini).

5. Appl. 212-28 – GTO CAPITAL MANAGEMENT, LLC, 947 Hope Street, Special Exception
6. Appl. 212-29 – GTO CAPITAL MANAGEMENT, LLC 947 Hope Street, Site & Architectural Review

Due to absent Board Members, Mr. Mills tabled discussion and vote on these two applications to the next meeting.

7. Appl. 212-27 – Yale & Towne SPE, LLC (Y3), Final Site & Architectural Plans and Coastal Site Plan Review

Mr. Mills said that this application was just closed tonight and the Board would need more time to review it. Mr. Mills tabled this application until the next meeting.

OLD BUSINESS

1. **APPL. 208-05 ANTARES HARBOR POINT**, General Development Plan, Condition #7, 14 Acre Working Boatyard and Full Service Marina status updates, Cease & Desist Order and requested items.

A request was made to Mr. Cole to verify that the area of the concrete slab removal corresponds to an identified “hot spot”.

Mr. Mills asked if BLT still wants to proceed with the 205 Magee application? Attorney Freeman said the Applicant wants to work with Staff on this application to resolve issues.

Due to the late hour, Mr. Mills adjourned the meeting. The next Zoning Board meeting will be held on February 11, 2013 at 7:00pm in the 4th floor Cafeteria.

Respectfully submitted,

Thomas Mills, Chair
Stamford Zoning Board